

RETAIL SPACE FOR LEASE

±2,624 SF - ±10,838 SF



NEWBURGH COMMONS RETAIL STRIP CENTER

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

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Exclusive Broker



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Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

1404 UNION AVENUE, NEWBURGH, NY

PROPERTY HIGHLIGHTS

ACCESSIBILITY: Accessible off Exit 17 of the New York State Thruway (I-87). Located across from the Newburgh Mall.

AVAILABLE:

- ±4,100 sq. ft.,
- ±4,114 sq. ft.
- ±2,624 sq. ft.

TRAFFIC: Traffic count is ±61,850 (2022).

FRONTAGE: 349' frontage on Union Avenue.

TENANTS:

- Dunkin Donuts
- Auto Zone
- Sherwin-Williams Paint

FOR LEASE

**±2,624 - ±10,838 SQUARE FEET
RETAIL PROPERTY**



**NEWBURGH COMMONS
1404 UNION AVENUE, NEWBURGH, NY**

- LOCATION:** 1404 Union Avenue (Route 300), Newburgh Commons, Newburgh, Orange County, New York. Located across from the Newburgh Mall.
- ACCESSIBILITY:** The Newburgh Commons is situated on several heavily traveled routes and is located off Exit 17 of the NY State Thruway (I-87).
- FRONTAGE:** 349' on Union Avenue
- TRAFFIC COUNT:** ±61,850 (2022)
- DESCRIPTION:** 34,610 sq. ft. Retail strip center built in 1995 on ±5.00 acres.
- SPACE AVAILABLE:**
- | | |
|----------|-------------------------------|
| Space 1: | ±4,114 sq. ft. retail |
| Space 2: | ±4,100 sq. ft. office/retail. |
| Space 3: | <u>±2,624 sq. ft. retail</u> |
| | ±10,838 sq. ft. |
- PARKING:** 200 surface spaces are available; ratio of 5.77/1000 sq. ft.
- TENANTS:** Dunkin Donuts
Auto Zone
Sherwin-Williams Paint

**1404 Union Avenue
Newburgh, NY
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DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
Estimated Population	15,426	90,433	212,948
Estimated Households	5,601	32,168	75,688
Median Household Income	\$88,685	\$82,273	\$90,211

Estimated 2023





PROPERTY FACT SHEET

**1404 Union Avenue
Newburgh, NY
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ZONING: IB – Interchange Business. See Table of Use and Bulk Requirements attached.

AMENITIES: Pylon sign

OCCUPANCY: Immediate

**LANDLORD'S
WORK:** Landlord will provide a vanilla box.

TAXES & CAM: \$8.00 psf

RENTAL RATE: \$17.75 psf

For further information or to arrange a tour, please contact licensed real estate broker:

James Martin, Senior Vice President

EXCLUSIVE BROKER

McBRIDE CORPORATE REAL ESTATE, INC.

110 Crystal Run Road, Suite 106

Middletown, NY 10941

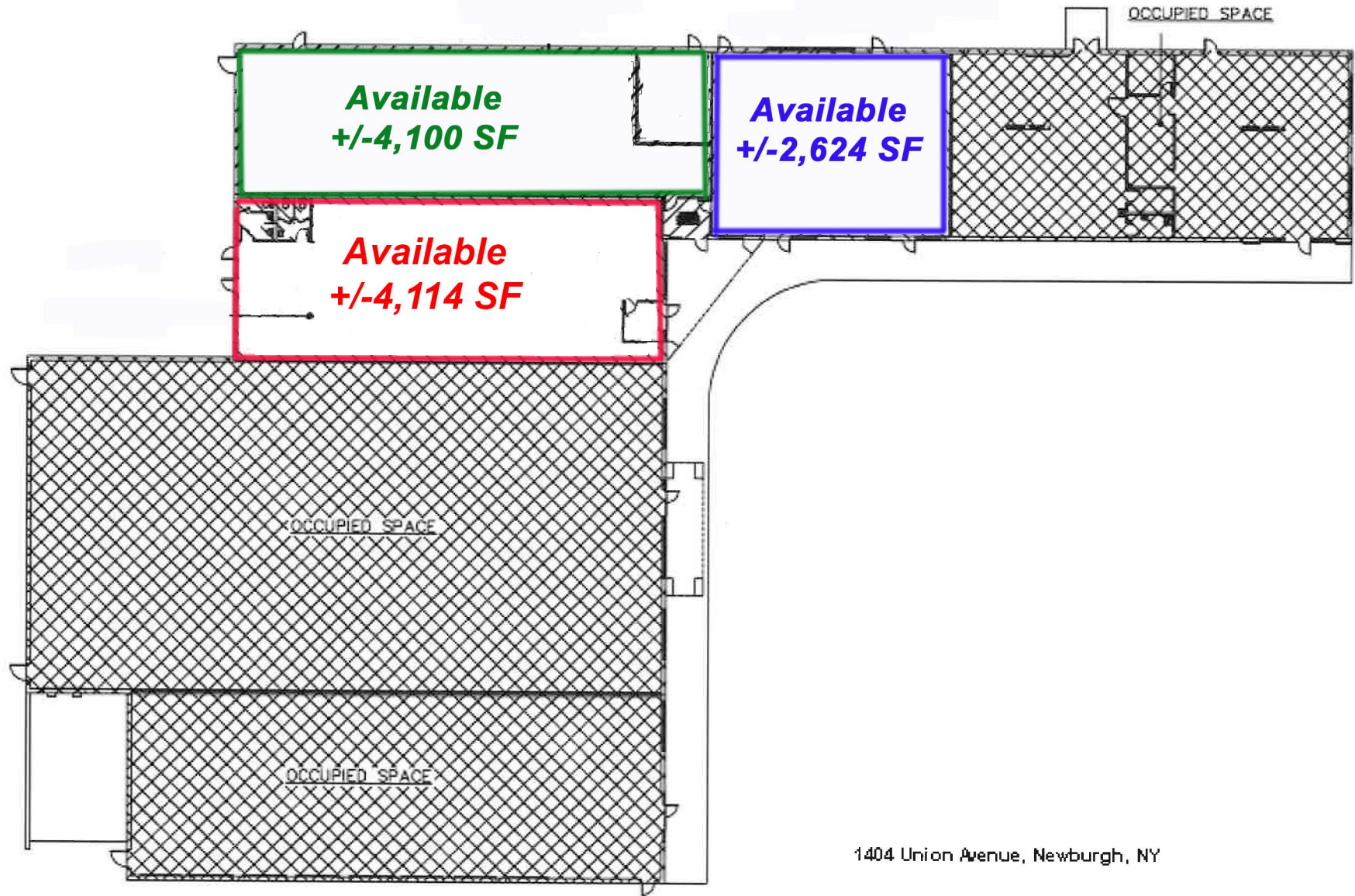
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**Available
+/-4,100 SF**

**Available
+/-2,624 SF**

**Available
+/-4,114 SF**

OCCUPIED SPACE

OCCUPIED SPACE

OCCUPIED SPACE

1404 Union Avenue, Newburgh, NY

NEWBURGH TOWN CODE

**Table of Use and Bulk Requirements
IB District -- Schedule 8
(Cont'd)**

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Maximum Permitted										
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)					
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K				50													
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28				50													
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50													
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27	200	200	200	50	60	50	100				1	25%	50	60%			
			13. Business parks in accordance with § 185-41	400	400	400	60	60	50	60	100					25%	40	50%		
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	20%	35	50%	
			15. Self-storage centers in accordance with § 185-35	100	100	125	80	40	30	60							30%	15	60%	
			16. Affordable housing in accordance with § 185-47																	
			17. Senior citizen housing in accordance with § 185-48																	
			18. Travel center in accordance with § 185-48.1 ²	400	400	400	60	60	50	100				NA	30%	35	80%			
			19. Schools and colleges for general and technical education with related facilities ³	300 ⁵	300 ⁵	300 ⁵	60 ⁵	60 ⁵	50 ⁵	100 ⁵				NA	30% ⁵	40 ⁵	80% ⁵			

NOTES:

¹ Minimum 1,500 square feet of lot area per guest room.

² (Reserved)

³ (Reserved)

⁴ (Reserved)

⁵ These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5. [Added 9-23-1998 by L.L. No. 10-1998]

⁶ (Reserved)